

**SUPPLEMENTAL AGENDA  
FREMONT REDEVELOPMENT AGENCY REGULAR MEETING  
JANUARY 25, 2011  
3300 CAPITOL AVENUE  
CITY COUNCIL CHAMBERS  
7:00 P.M.**

**5. OTHER BUSINESS**

- 5.3    **CONSIDERATION OF POSSIBLE ACTION REGARDING AGENCY AFFORDABLE HOUSING FUNDS IN LIGHT OF STATE BUDGET ISSUES AND IMPACTS**  
Consider Possible Courses of Action to Preserve Current Available Affordable Housing Assets as well as to preserve a Future Affordable Housing Revenue Stream, in Light of State Budget Issues and Impacts

**Contact Person:**

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**REQUESTED OUTCOME OF THE MEETING:** Provide direction to staff about possible courses of action.

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**A companion report is on tonight's agenda for the City Council of the City of Fremont.**

**PURPOSE OF THE ITEM:** The purpose of this agenda item is to present information about issues and impacts on the Agency's Affordable Housing Fund as identified in the Governor's budget proposal issued on January 10, 2011. Several alternative courses of action are available to the City Council and Redevelopment Agency Board, and feedback is requested with respect to which courses of action, if any, to pursue.

**POLICY ISSUES/ANALYSIS:** A significant element of the Governor's budget proposal is the elimination ("disestablishment") of redevelopment agencies. Although this disestablishment is proposed to be effective on July 1, 2011, staff believes the Governor will seek urgency legislation that would significantly hamper the Agency's ability to identify and initiate new affordable housing projects in the immediate future. The policy issues for Council/Board consideration include a) do we protect affordable housing revenues currently available; and b) do we take actions to commit a future stream of affordable housing revenue to projects or to defer action until such time as more information is available or the Governor and Legislature have acted. Further information about these issues will be presented by staff at the meeting.

Staff will provide information on the following possible approaches:

- 1) Executing a City/Agency affordable housing cooperation agreement (similar to the Master Public Improvements Grant Agreement between the City/Agency)
- 2) Entering into new loan agreements with selected affordable housing developers;
- 3) Augmenting existing programs, such as the first-time homebuyer and rehabilitation loans;
- 4) Moving up the purchase of City property (such as the Corp Yard) for housing purposes;
- 5) Issuing taxable affordable housing bonds.

**REQUESTED OUTCOME OF THE MEETING:** Provide direction to staff about possible courses of action.

**ENCLOSURES:**

- [Excerpts from the “2011-12 Governor’s Budget Summary” \(page 28, pages 167-172\)](#)
- [Excerpts from “The 2011-12 Budget: Overview of the Governor’s Budget,” prepared by the Legislative Analyst’s Office \(pages 20-22\)](#)